

## **NEWINGTON TOWN PLAN AND ZONING COMMISSION**

**Wednesday, February 13, 2008**

**Conference Room 3**

**TOWN HALL**

**7:00 p.m.**

### **A G E N D A**

#### **I. ROLL CALL**

#### **II. PUBLIC HEARINGS**

- A. Petition 56-07 16 Fenn Road and 712 Cedar Street, owned by Fenn Road Associates, LLC and 22 Fenn Road, Stop and Shop Plaza owned by Hayes-Kaufman Newington Associates, LLC, 1481 Pleasant Valley Road, Manchester, CT 06042 and Fenn Road Associates, LLC, applicants represented by Attorney Leonard Jacobs, 146 Main Street, Manchester, CT 06040, request for zone map amendment, I Industrial to PD Planned Development Zone. Continued from January 9, 2008.
- B. Petition 57-07 – 16 Fenn Road and 712 Cedar Street, Fenn Road Associates, LLC owner and applicant represented by Attorney Leonard Jacobs, 146 Main Street, Manchester, CT 06040 request for Special Exception, Section 3.19.1 and 3.15.4 Restaurant with Drive Through Window Service, PD Zone District (Proposed). Continued from January 9, 2008.
- C. Petition 01-08 – Assessor's Map SE 1552, parcel north side of Wendy's Restaurant, 26 Cedar Street Associates, LLC applicant, Newell and Clifford Stamm owners, request for Special Exception Section 6.4 Removal of Earth Products and processing on-site. B-BT Zone District, contact Peter D'Addeo, 154 New Britain Avenue, 2<sup>nd</sup> Floor, Rocky Hill, CT 06067.

#### **III. PUBLIC PARTICIPATION (relative to items not listed on the Agenda-each speaker limited to two minutes)**

#### **IV. MINUTES**

January 23, 2008

#### **V. COMMUNICATIONS AND REPORTS**

- A. 8-24 Referral Report to Town Council – Strawberry Lane Street Acceptance.

#### **VI. NEW BUSINESS**

- A. Petition 58-07 16 Fenn Road and 712 Cedar Street, Fenn Road Associates, LLC owner and applicant represented by Attorney Leonard Jacobs, 146 Main Street, Manchester, CT 06040 request for site plan approval for development of 1,600 sq. ft. restaurant and 3,600 sq. ft. bank, PD District (Proposed). Continued from January 9, 2008.

- B. Petition 61-07 16 Fenn Road and 712 Cedar Street, Fenn Road Associates, LLC owner and applicant represented by Attorney Leonard Jacobs, 146 Main Street, Manchester, CT 06040 request for site plan approval for development of 124 room hotel, PD District (Proposed). Continued from January 9, 2008.
- C. Petition 02-08 418 Willard Avenue Udolf Properties owner and applicant attention Mr. Leonard Udolf, 2475 Albany Avenue, West Hartford, CT 06117, represented by HRP Associates, Inc., 197 Scott Swamp Road, Farmington, CT 06032, attention Frank Sova, PLS., request for site plan modification to construct a 31 space parking lot. PR Planned Residential Zone District.

## **VII. OLD BUSINESS**

- A. Petition 52-07 – 190 Fenn Road, Spin Cycle Café Laundromat, Laury Rosario applicant, Umberto Manocchio, owner, request for Special Exception, Liquor Restaurant Use, Section 6.6. Public hearing closed December 12, 2007. Sixty five day decision period ends February 15, 2008.
- B. Petition 47-07 – 240 Culver Street, JS Culver Street, LLC, 2175 Berlin Turnpike, Newington, CT 06111, owner and applicant, attention John Scelza, request for six (6) Lot Subdivision R-20 Zone. Public hearing closed January 9, 2008. Sixty five day decision period ends March 14, 2008.
- C. Petition 54-07 – Assessor's Map SE 1552, parcel north side of Wendy's Restaurant, 26 Cedar Street Associates, LLC applicant, Newell and Clifford Stamm owners, request for Special Exception Section 3.15.4 Restaurant use with Drive Through Window Service, B-BT Zone District, contact Peter D'Addeo, 154 New Britain Avenue, 2<sup>nd</sup> Floor, Rocky Hill, CT 06067. Hearing closed January 23, 2008. Sixty five day decision period ends March 28, 2008.
- D. Petition 55-07 – Assessor's Map SE 1552 parcel north side of Wendy's Restaurant, 26 Cedar Street Associates, LLC applicant, Newell and Clifford Stamm, owners request for site plan approval for 2,285 sq. ft. restaurant use, B-BT Zone District, represented by Peter D'Addeo, 154 New Britain Avenue, 2<sup>nd</sup> Floor, Rocky Hill, CT 06067. Sixty five day decision period ends March 28, 2008.
- E. Petition 60-07 - 78 Pane Road, Newington Knights of Columbus Corporation, Louis P. Riccelli, President, 4 Grandview Drive, Newington, CT 06111 applicant, John Melonopoulos owner, request for fraternal organization Section 3.10 D and Special Permit Section 6.6 Liquor Use Club license, PD Zone District. Public Hearing closed January 23, 2008. Sixty five day decision period ends March 28, 2008.
- F. Petition 62-07 - 129 Willard Avenue, Gibbs Oil Company, 6 Kimball Lane, Lynnfield, MA 01940, owner and applicant, represented by Attorney Eric Knapp, 148 Eastern Boulevard, Glastonbury, CT 06033, request for Special Exception Section 6.2.4 pylon sign, B Zone District. Public Hearing closed January 23, 2008. Sixty five day decision period ends March 28, 2008.

**VIII. PETITIONS FOR SCHEDULING (TPZ February 27, 2008 and March 12, 2008)**

- A. Petition 03-08 – 260 Stamm Road, Marcin and Dariusz Jarosiewicz, 64 Brown Street, New Britain, CT 06053 applicants, Integra Realty Associates, LLC owner request for Special Exception Section 3.17.8 and Section 6.11 auto repair use, I Zone District. Schedule for Public Hearing February 27, 2008.
- B. Petition 04-08 - 2451 Berlin Turnpike, Joe Campopiano, 39 Buckland Street, Apartment 1233-3, Manchester, CT 06042, d.b.a. Mother Cluckers Chicken, Seafood, Steak, Ribs, LLC, David Kaye owner request for Special Exception Section 3.15.3 Restaurant Use, B-BT Zone District. Schedule for Public Hearing February 27, 2008.
- C. Petition 05-08 - 2451 Berlin Turnpike, Joe Campopiano, 39 Buckland Street, Apartment 1233-3, Manchester, CT 06042, d.b.a. Mother Cluckers Chicken, Seafood, Steak, Ribs, LLC, David Kaye owner request for Special Permit Section 6.6 Liquor Permit Restaurant use, B-BT Zone District. Schedule for Public Hearing February 27, 2008.

**IX. PUBLIC PARTICIPATION**  
(For items not listed on agenda)

**X. REMARKS BY COMMISSIONERS**

**XI. STAFF REPORT**

- A. 27 Olive Street Bond Release
- B. 28 Garfield Street, OFI Bond Reduction

**XII. ADJOURNMENT**

Submitted

Edmund J. Meehan, Town Planner